



Finchale Avenue, Billingham, TS23 2DG

welcome to

Finchale Avenue, Billingham

A delightful two-bedroom semi-detached home, perfect for first-time buyers, investors, or those looking to downsize. This beautifully maintained and well-presented property offers spacious accommodation throughout!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door and window to front, stairs to first floor, under stairs storage cupboard, two door storage cupboard, radiator, door to lounge.

Lounge

10' 10" (max) x 19' 5" (3.30m (max) x 5.92m)
Double glazed window to front, coal effect electric

fire with attractive surround, radiator, coved cornicing, door into kitchen, double glazed patio door to rear.

Kitchen

8' 1" (not inc u/s recess) x 8' 3" (2.46m (not inc u/s recess) x 2.51m)

Range of white wall and base units with contrasting working surfaces, tiled splashback, stainless steel 1 1/2 sink and draining board with mixer tap, built in electric oven and gas hob, plumbing for washing machine, space for fridge/freezer, wall mounted Worcester combi boiler, double glazed window to side and rear, double glazed door to side.

Landing

Double glazed window to side, loft access.

Bedrom 1

15' 8" (max) x 8' 11" (4.78m (max) x 2.72m)

Two double glazed windows to front, radiator, built in storage cupboard.

Bedroom 2

11' (max) x 10' 4" (3.35m (max) x 3.15m)

Double glazed window to rear, radiator.

Shower/Wc

Walk in shower, wash hand basin on mixer tap on vanity unit, low level low flush WC, modern wall panelling, panelled ceiling with spotlights, chrome heated towel rail, laminate flooring. double glazed window to rear.





Externally Front Garden

Enclosed garden aid to stone chips and shrubbery, driveway for upto 3 cars leading to garage and brick built storage.

Rear Garden

Gated access to enclosed rear garden, beautifully kept and easily maintained, laid to a mix of artificial lawn, patio and stone chips with planted borders.

Garage/Store

Up and over door to front of garage, with handy store to the side



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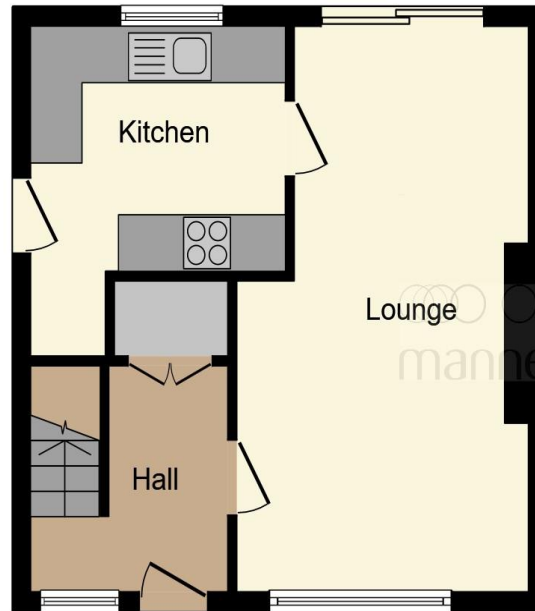
Finchale Avenue, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS LIVING
- PERFECT FOR FIRST TIME BUYERS

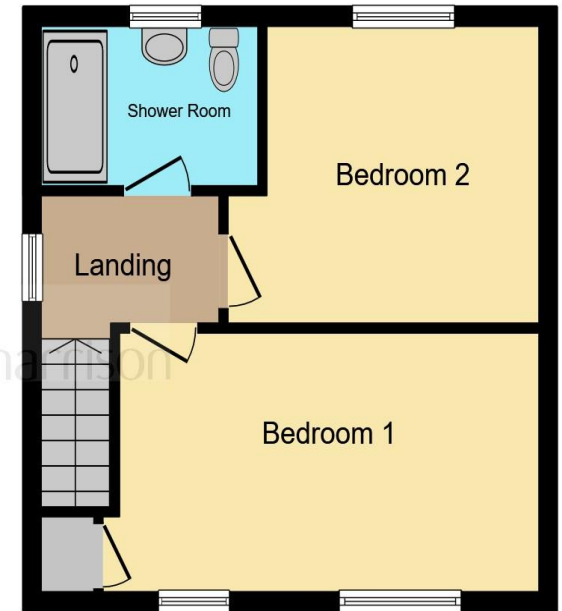
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£100,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BIL109231 - 0003

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manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk